



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Special Meeting Planning and Zoning Commission

Wednesday, June 21, 2023

5:00 PM

Library Meeting Room A

This will be a hybrid (in-person/virtual meeting). To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. Citizen Comment Period

Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Please indicate if you would like to speak in person or virtually. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be provided to the Commission prior to the meeting. Comments shall have a time limit of three minutes each.

Discussion

1. Receive a presentation and hold discussion on the "Vision SMTX Comprehensive Plan," including, among other things, place types, the Preferred Scenario Map, and process.

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____

Title:



Legislation Text

File #: ID#23-403, **Version:** 1

AGENDA CAPTION:

Receive a presentation and hold discussion on the "Vision SMTX Comprehensive Plan," including, among other things, place types, the Preferred Scenario Map, and process.

Meeting date: June 21, 2023

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: In 2020, City Council provided direction to rewrite the Comprehensive Plan. Council approved a contract with MIG, Inc. for the Vision SMTX Comprehensive Plan and Downtown Area Plan for the amount of \$341,479.66.

City Council Strategic Initiative:

Quality of Life & Sense of Place

Mobility & Connectivity

Economic Vitality

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☒ Economic Development - Choose an item.
- ☒ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Choose an item.
- ☒ Neighborhoods & Housing - Choose an item.
- ☒ Parks, Public Spaces & Facilities - Choose an item.
- ☒ Transportation - Choose an item.
- ☒ Core Services

☐ Not Applicable

Master Plan:

Vision San Marcos - A River Runs Through Us

Background Information:

The City Council provided direction to rewrite the City's current comprehensive plan, Vision San Marcos, originally adopted in 2013. The Vision SMTX Comprehensive Plan kicked off in 2020 and is a vision and policy document intended to guide the growth and evolution of the City for the next 20-30 years. The Draft Plan includes the community's vision for topics such as housing, transportation, arts and culture, land use, economic development, parks, community character, and preferred growth and the types of places created for our community.

The Plan development included significant engagement from the public, stakeholders, and organizations in San Marcos throughout the planning process. The project has received over 6,100 community comments throughout the plan development and represent over 100 meetings and engagement events. The Comprehensive Plan is an instrumental document in defining and achieving the community's vision for the future. As a growing community, the plans is a tool to be used by city leaders, businesses, organizations, and residents for the next 20-30 years and will help shape future programs, projects, policies, regulations, and provide a foundational document that can be used to seek funding and grants for initiatives.

Both the Vision SMTX Comprehensive Plan and associated Appendix and the Alternative Draft and associated Appendix (see action summary below) can be downloaded at the following link:

- www.visionsmtx.com/comprehensive-plan/ <<http://www.visionsmtx.com/comprehensive-plan/>>

A paper copy of the Plan can be requested by emailing planninginfo@sanmarcostx.gov

Council Committee, Board/Commission Action:

- The Commission received an informational presentation on the Comprehensive Plan at their October 11, 2022 meeting.
- The Commission received an informational presentation on the Comprehensive Plan at their February 14, 2023 meeting.

- On February 28, 2023, the Commission held a Public Hearing and voted to postpone action on the plan to the April 11, 2023 meeting.
 - During the meeting, a written letter was provided to the Commission with four specific revisions. In addition, a written request was provided requesting a revision to the Preferred Growth Scenario Map. These amendments to the plan were approved by the Commission on May 9, 2023.
- At the April 11, 2023 Commission meeting, the Commission voted to postpone the action on the plan to the May 9, 2023 Meeting. The Commission directed staff to prepare an Alternative Draft Comprehensive Plan using the redlines provided by the subcommittee consisting of Chair Garber, Commissioner Meeks, Commissioner Agnew, Commissioner Case, and Mayor Hughson.
 - Staff subsequently met with Mayor Hughson and Chair Garber to discuss staff comments and questions related to the Redlines.
- At the May 9, 2023 Commission meeting, the Commission voted on amendments to Vision SMTX+ (Alternative Draft Plan), however, action on the plan was postponed to August 22, 2023. The Commission agreed to hold a workshop to consider the remaining details of the plan.

Alternatives:

n/a

Recommendation:

No action will be taken. Staff will seek direction from the Commission and will bring an action item back in August.



Vision SMTX Comprehensive Plan Rewrite

Receive a staff presentation and hold discussion on the “Vision SMTX Comprehensive Plan,” including, among other things, place types, the Preferred Scenario Map, and process.





Agenda

- **Meeting Overview**
- **Adoption Process**
- **Project Overview**
- **Discussion Topics**
 - Neighborhood Low Place Type
 - Commercial / Employment Place Types
 - Other
- **Next Steps**





Meeting Overview

- **Purpose**
- **Meeting Format**
- **Rules of Decorum**
- **Library Room Technology**



Adoption Process To-Date

January

Public Review Draft & Comments Received

February

Council, P&Z, Neighborhood Commission Info Meetings

February 28

April 11

May 9

P&Z Consideration

June 21

P&Z Workshop (today)



Project Overview

- 2013: *Vision San Marcos, A River Runs Through Us*
- 2020: Council direction to rewrite the Comprehensive Plan, *Vision SMTX*

Role of the Plan

- An umbrella document to **balance all perspectives in the community**
- Establish the **vision, goals, and policy direction** for the next 20 years
- Establish the **types of neighborhoods and districts** we want that will **accommodate projected population growth**
- **Guides regulatory documents** like the San Marcos Development Code.

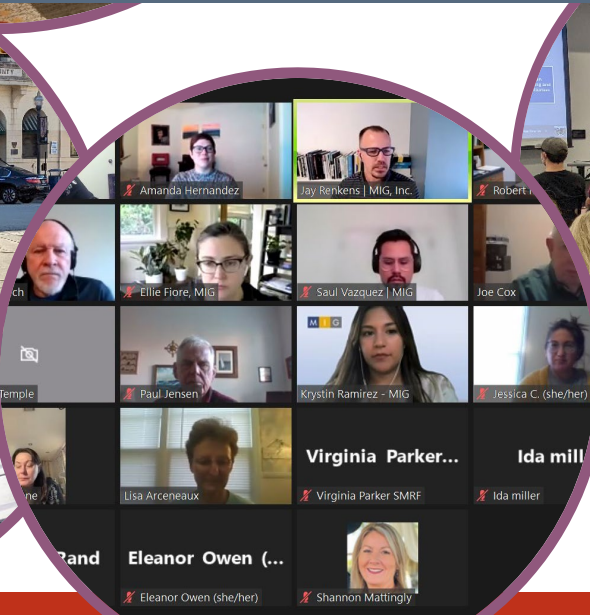


Project Overview



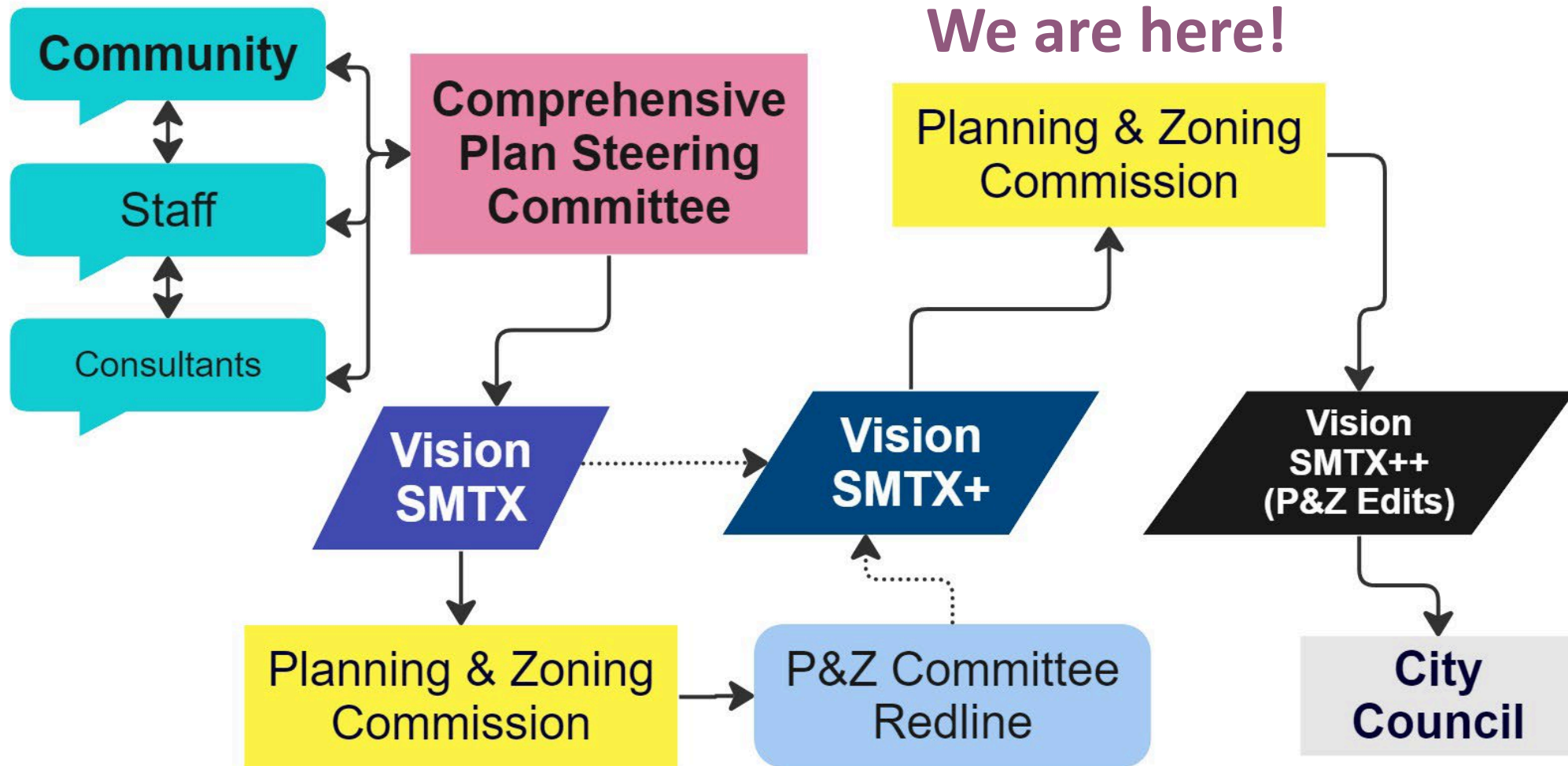
6,100 Total Comments

100+ Meetings & Events





Project Overview





Comprehensive Plan

- **Aspirational** and visionary
- **Flexible** and adaptive
- “Should, may, consider”
- A **guide** for developers and citizens
- A **guide** for ordinance changes
- Considers **future** population growth (Preferred Scenario Map)
- Does **not constitute zoning**

Development Code / Ordinances

- **Prescriptive** and implementable
- **Rigid**, deviations are difficult
- “Shall, require, will”
- A **rule-book** for developers and citizens
- Is a legal **ordinance**
- Regulates immediate **requests** for development (Zoning Map)
- **Is zoning**



Discussion Topics

- 1. Neighborhood Low Place Type**
- 2. Commercial / Employment Place Types**
- 3. Other**



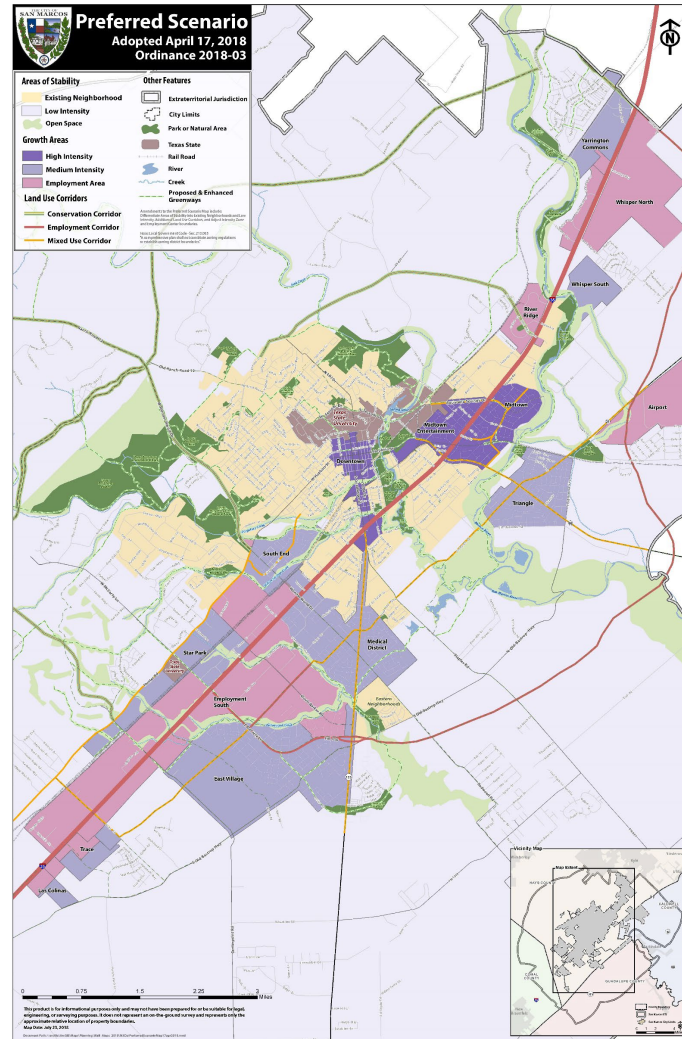
Discussion Topic #1: Neighborhood Low Place Type



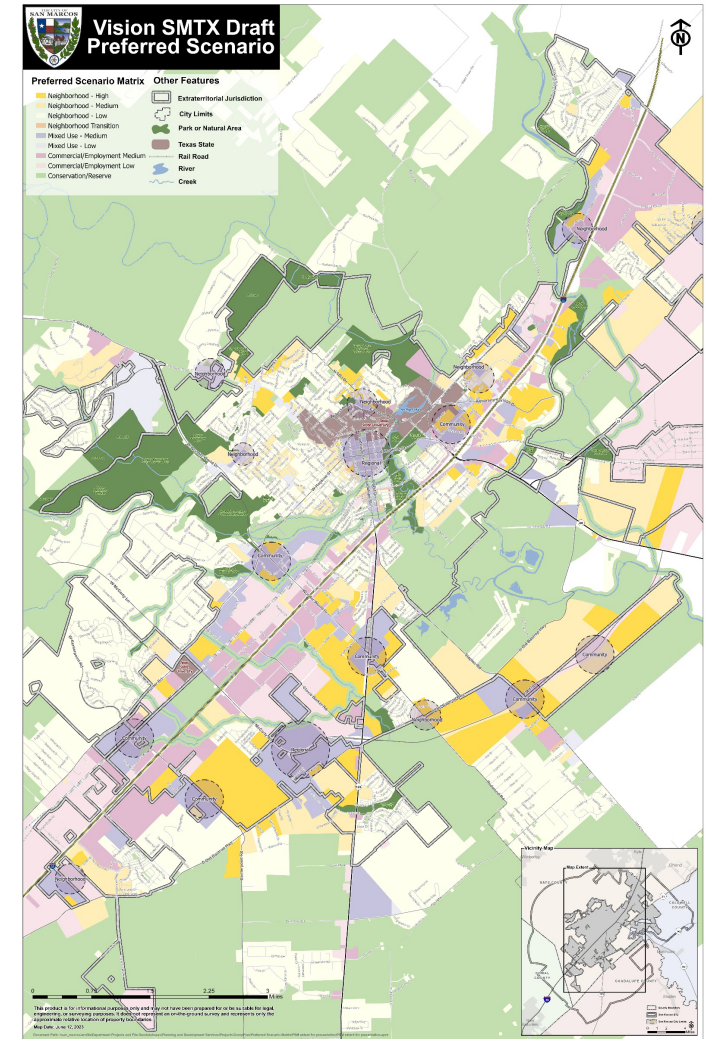
Preferred Scenario Map

- High Level map to **accommodate and direct future population growth** (people and jobs)
- It projects future location of housing and employment for the next **20-30 years**

Current PSM

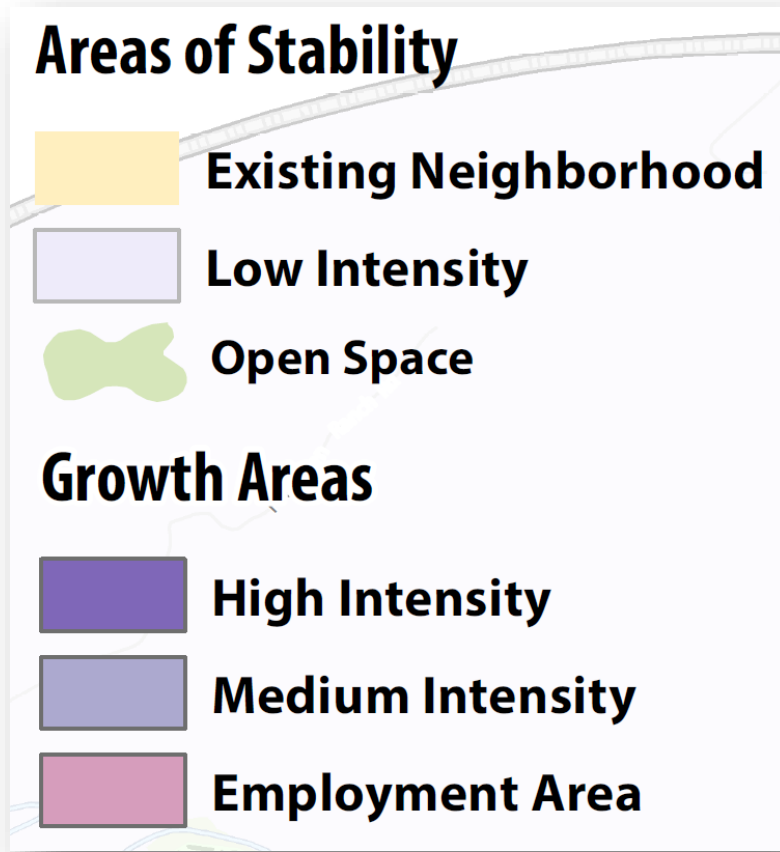


Proposed PSM





Vision San Marcos (2018) Current PSM



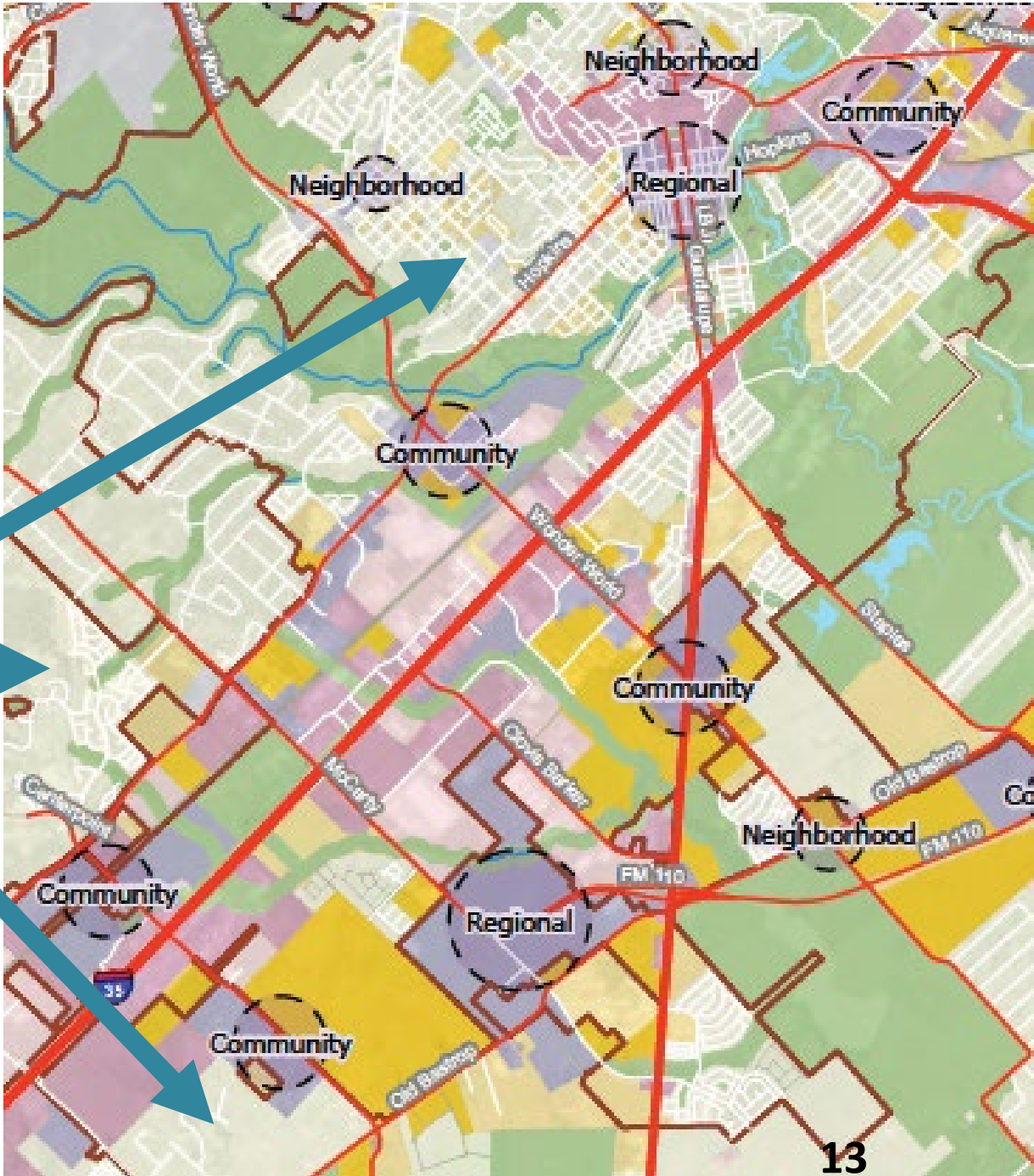
Vision SMTX (2023) Proposed PSM





Proposed Preferred Scenario Map (PSM)

Neighborhood Low =
light yellow on the PSM



NEIGHBORHOOD LOW

To recognize existing neighborhoods which are primarily single family detached housing and maintaining their character. In new neighborhoods, more creative application of diverse housing types is encouraged.



Neighborhood Low – Document Text (p.76)

The Neighborhood Low Place Type includes primarily detached single-family housing, however, many existing neighborhoods in San Marcos include a mix of additional building types, including townhomes, duplexes, and accessory dwelling units. To achieve many of the goals expressed by the community related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should **consider integrating** additional housing options, multimodal transportation connections, a small degree of commercial development **within or nearby**, recreational opportunities, and water quality features. **In existing neighborhoods**, land uses within Neighborhood Low should be consistent in scale, bulk, massing, and character of predominant building forms in the area. Adopted Area Plans, as applicable, will provide guidance for new development, if proposed. **Within new areas**, Neighborhood Low places are encouraged to have creativity and flexibility in design and provide a mix of land uses.



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NEIGHBORHOOD LOW

Primary Land Uses

- Detached Single-Family Residential



Primary Land Uses

- Detached Single-Family Residential



NEIGHBORHOOD LOW

Primary Land Uses

- Detached Single-Family Residential

Discussion: Does the commission agree with the primary land use in both existing and new neighborhoods?



Neighborhood Low – Document Text (p.76)

The Neighborhood Low Place Type includes primarily detached single-family housing, however, many existing neighborhoods in San Marcos include a mix of additional building types, including townhomes, duplexes, and accessory dwelling units. To achieve many of the goals expressed by the community related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should **consider integrating** additional housing options, multimodal transportation connections, a small degree of commercial development **within or nearby**, recreational opportunities, and water quality features. **In existing neighborhoods**, land uses within Neighborhood Low should be consistent in scale, bulk, massing, and character of predominant building forms in the area. Adopted Area Plans, as applicable, will provide guidance for new development, if proposed. **Within new areas**, Neighborhood Low places are encouraged to have creativity and flexibility in design and provide a mix of land uses.

NEIGHBORHOOD LOW

Secondary Land Uses

- Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)
- Accessory Dwelling Units
- Small-Scale Commercial
- Public/Institutional
- Parks

Secondary Land Uses

- Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)
- Accessory Dwelling Units
- Small-Scale Commercial
- Public/Institutional
- Parks





Subcommittee Recommendation

Separate Neighborhood Low into two categories (see attachment in packet)

1) Neighborhood Low – Existing

NEIGHBORHOOD LOW, EXISTING

| | |
|----------------------------|---|
| Primary Land Uses | <ul style="list-style-type: none">• Detached Single-Family Residential |
| Secondary Land Uses | <ul style="list-style-type: none">• Duplexes (present in some neighborhoods)• Accessory Dwelling Units• Small-Scale Commercial• Public/Institutional• Parks |

2) Neighborhood Low – New

NEIGHBORHOOD LOW, NEW

| | |
|----------------------------|---|
| Primary Land Uses | <ul style="list-style-type: none">• Detached Single-Family Residential |
| Secondary Land Uses | <ul style="list-style-type: none">• Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)• Townhouses• Condominiums• Accessory Dwelling Units• Small-Scale Commercial• Public/Institutional• Parks |

Comprehensive Plan

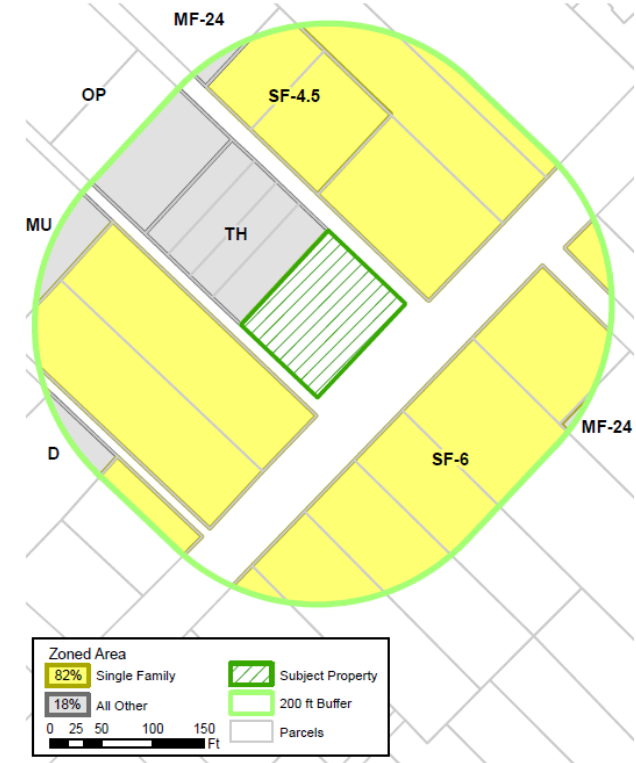
- A **guide** for developers
- Is **not zoning**



Development Code / Ordinances

- A **rule-book** for developers
- Regulates immediate **requests** for **zoning**

FIGURE 4.2 SINGLE FAMILY PRESERVATION BUFFER



NEIGHBORHOOD LOW

Secondary Land Uses

- Attached Single-Family Residential and Multiplexes (ex: duplex, triplex)
- Accessory Dwelling Units
- Small-Scale Commercial
- Public/Institutional
- Parks

Discussion: Does the commission agree with the secondary land uses in both existing and new neighborhoods?



Place Type Graphics





Neighborhood Low – Document Text (p.76)

The Neighborhood Low Place Type includes primarily detached single-family housing, however, many existing neighborhoods in San Marcos include a mix of additional building types, including townhomes, duplexes, and accessory dwelling units. To achieve many of the goals expressed by the community related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low places should **consider integrating** additional housing options, multimodal transportation connections, a small degree of commercial development **within or nearby**, recreational opportunities, and water quality features. **In existing neighborhoods**, land uses within Neighborhood Low should be consistent in scale, bulk, massing, and character of predominant building forms in the area. Adopted Area Plans, as applicable, will provide guidance for new development, if proposed. **Within new areas**, Neighborhood Low places are encouraged to have creativity and flexibility in design and provide a mix of land uses.

Existing Conditions Graphic



Future Conditions Graphic



DEVELOPED

UNDEVELOPED

LEGEND

- SINGLE-FAMILY
- DIVERSE HOUSING (PLEXES, TOWNHOMES, ADUs, ETC.)
- COMMERCIAL
- INSTITUTIONAL/COMMUNITY USE
- PARK/OPENSOURCE
- GREENWAY
- PLAZA/PEDESTRIAN SPACE
- SURFACE PARKING/DRIVEWAY
- TRANSIT/BUS ROUTE
- BIKE FACILITY
- TRAIL

Comprehensive Plan

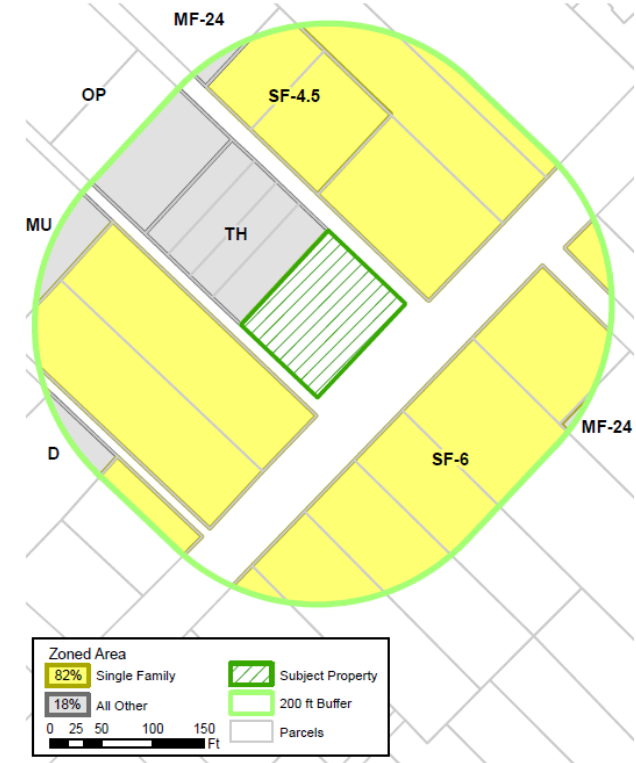
- A **guide** for developers
- Is **not zoning**



Development Code / Ordinances

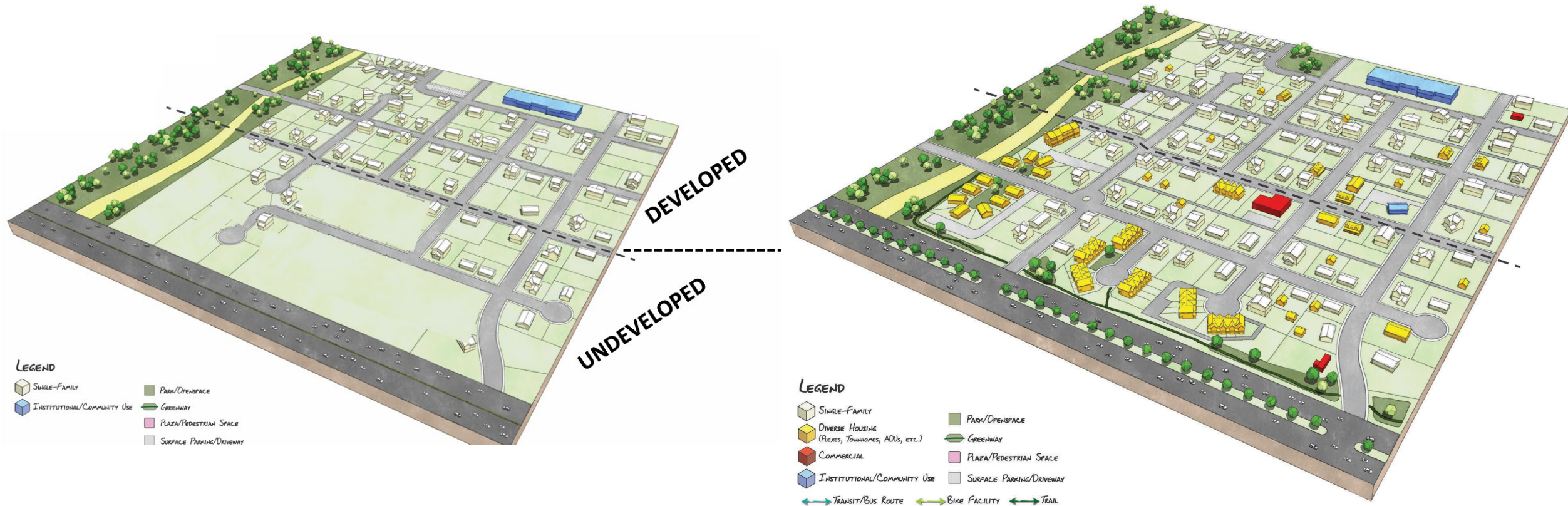
- A **rule-book** for developers
- Regulates immediate **requests** for **zoning**

FIGURE 4.2 SINGLE FAMILY PRESERVATION BUFFER





Place Type Graphics



Discussion: Do the updated graphics address the commission's concerns, while considering future growth projections?



Discussion

- Are there any remaining questions or discussion topics related to the Neighborhood Low Place Type?



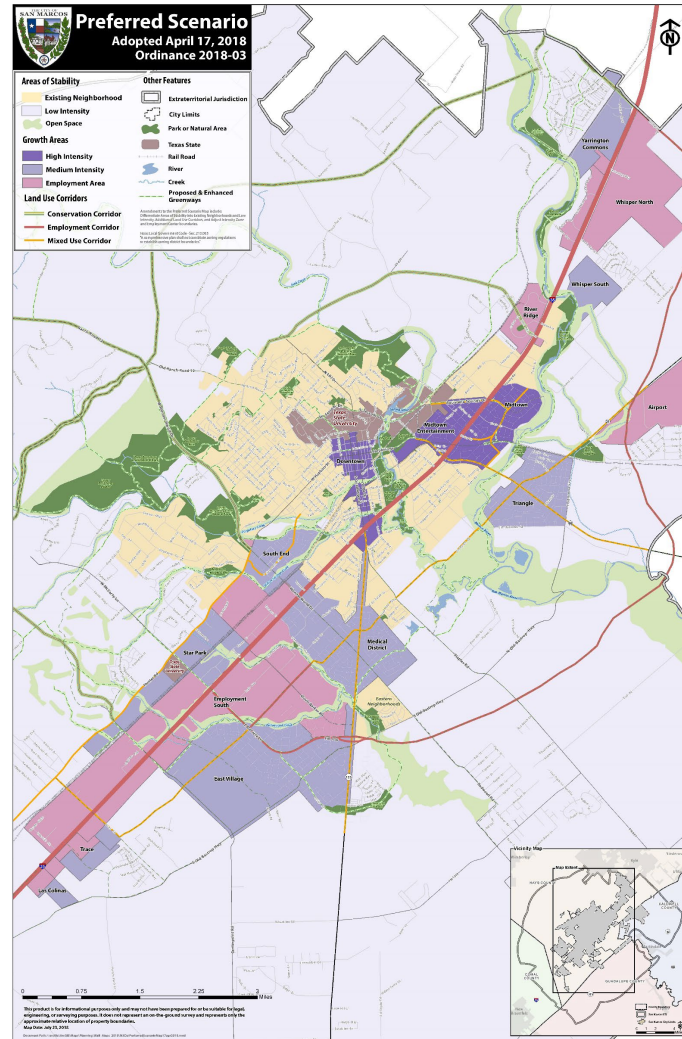
Discussion Topic #2: Commercial / Employment Place Types



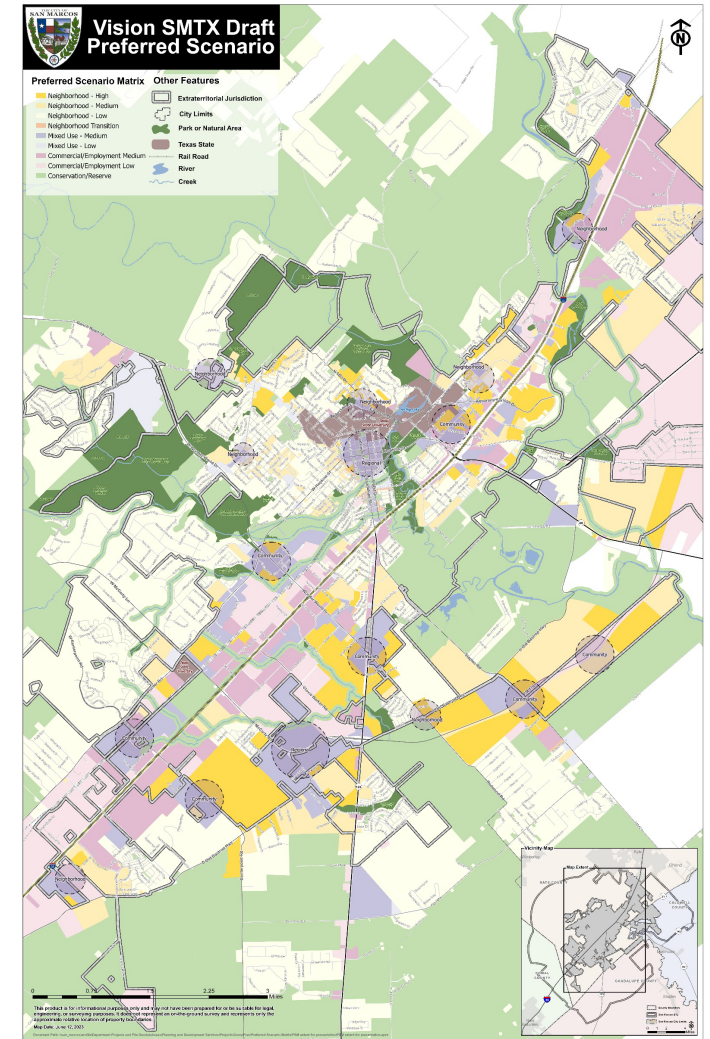
Preferred Scenario Map

- High Level map to **accommodate and direct future population growth** (people and jobs)
- It projects future location of housing and employment for the next **20-30 years**

Current PSM

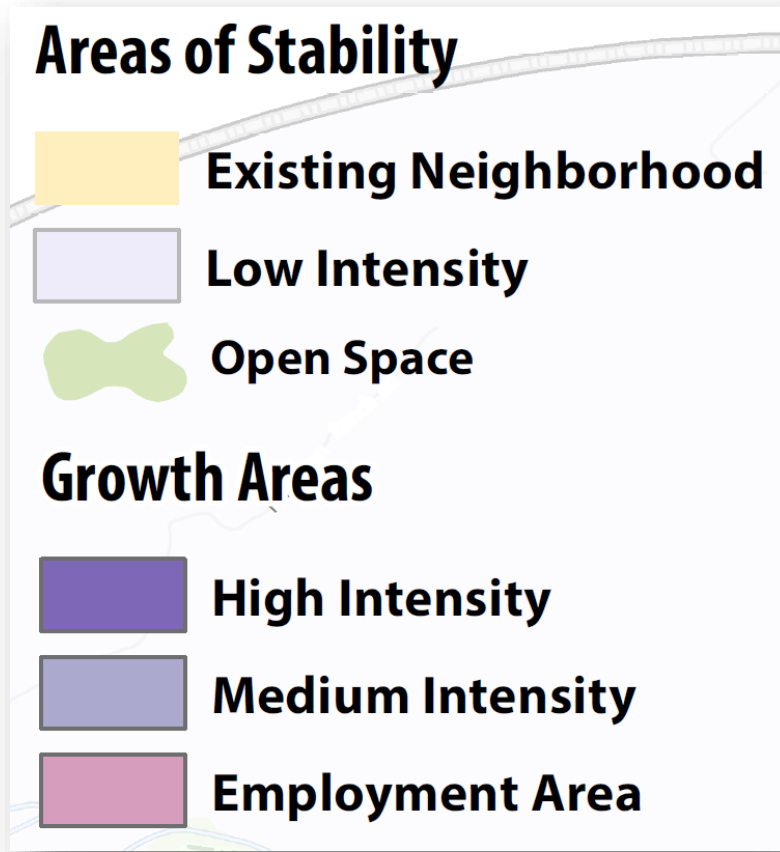


Proposed PSM

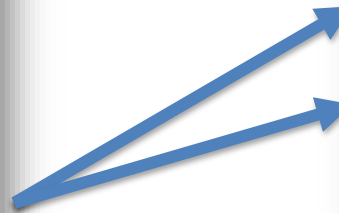




Vision San Marcos (2018) Current PSM

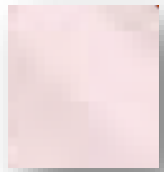


Vision SMTX (2023) Proposed PSM





Proposed Preferred Scenario Map (PSM)



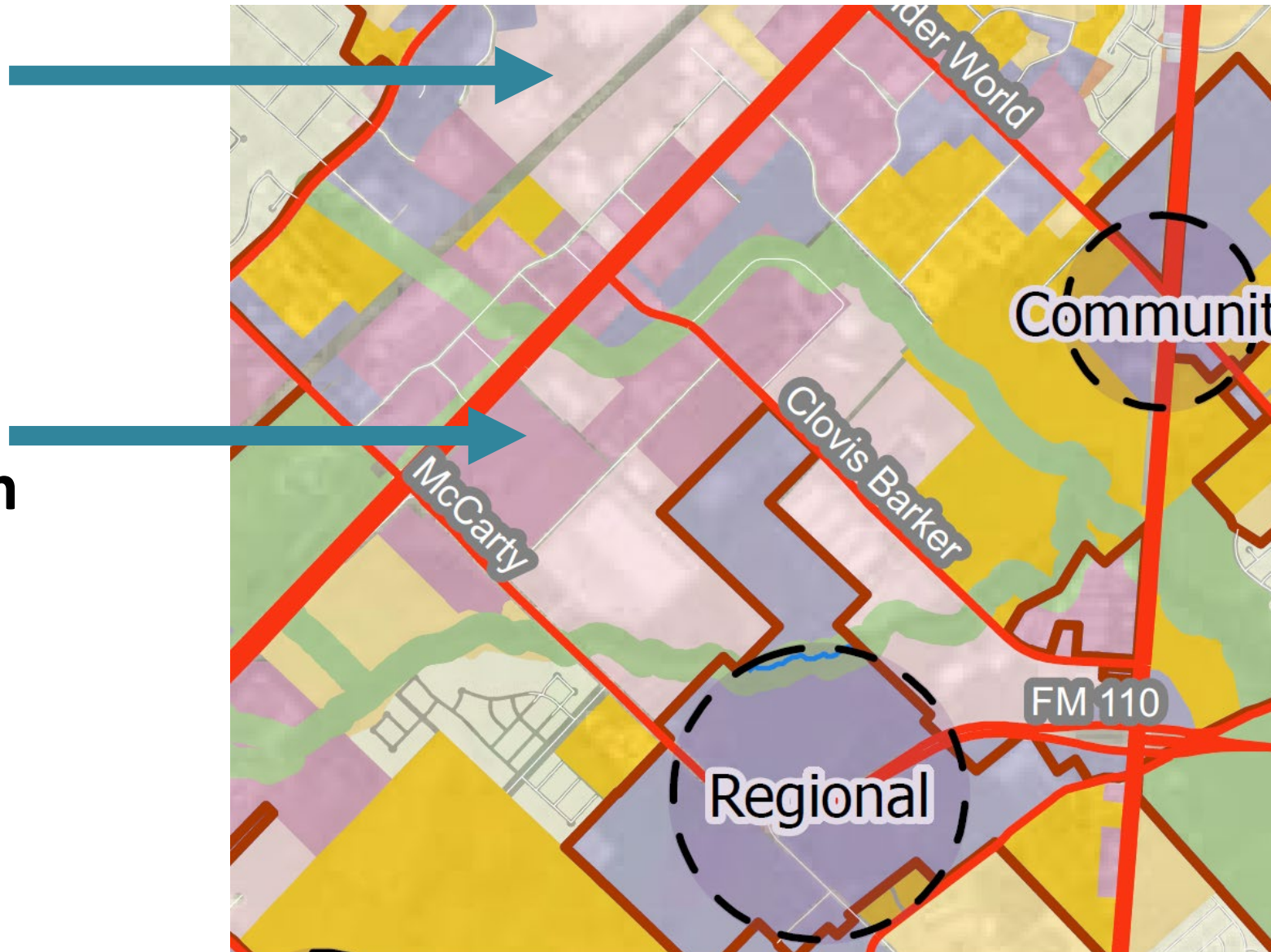
**Commercial /
Employment Low**
= light pink on the PSM



**Commercial /
Employment Medium**
= dark pink on the PSM



**Commercial /
Employment High**
= not proposed

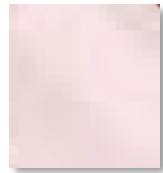


COMMERCIAL/ EMPLOYMENT LOW

To facilitate lower density, more auto-oriented retail, office, and industrial type uses.

Primary Land Uses

- Light to Heavy Industrial
- Warehouse and Distribution
- Lower Density Office
- Lower Density Retail



Commercial / Employment Low

Hunter Rd



HEB Distribution Center

Clovis Barker Rd



Clovis Barker Warehouses



Amazon Fulfillment Center

COMMERCIAL/ EMPLOYMENT MEDIUM

To facilitate higher intensity commercial and employment opportunities that are better connected to each other and the surrounding development types.

Primary Land Uses

- Medium to Higher-Scale Office and other Commercial
- Public/Institutional (Civic, Educational, etc.)
- Medical
- Parks and Open Space



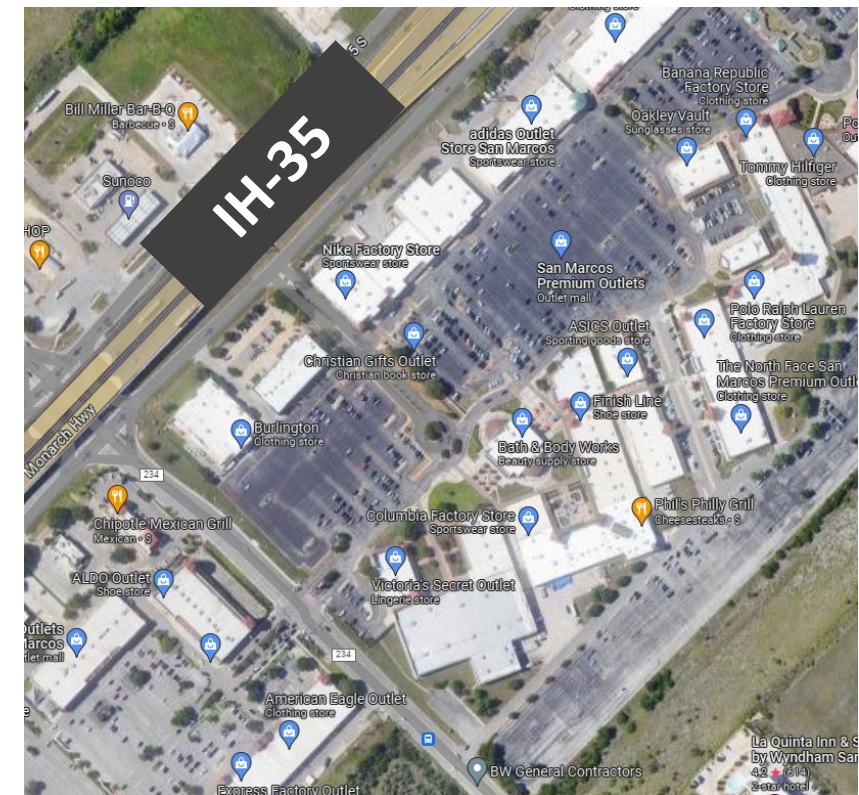
Commercial / Employment Medium



CHRISTUS Santa Rosa Hospital



McCoy's Corporate Office

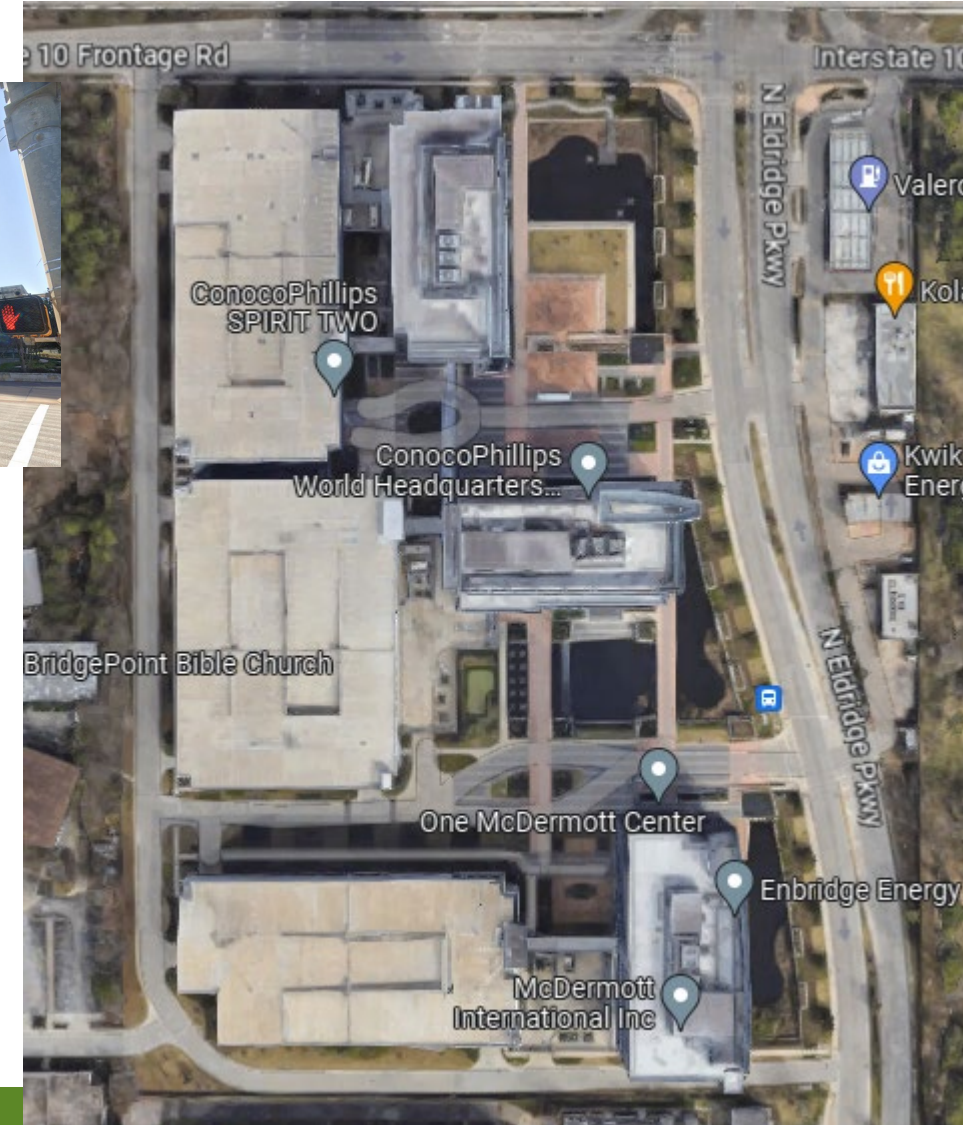
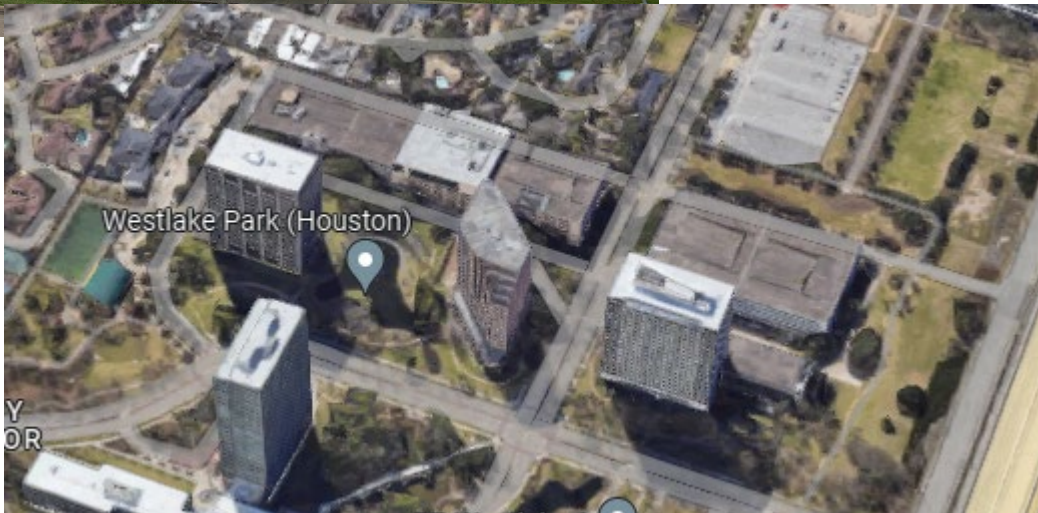


Outlet Malls



Commercial / Employment High

Not proposed in Vision SMTX





Discussion

- Are there any remaining questions or discussion topics related to Commercial / Employment Place Types?
- Are there any other topics the Commission wishes to discuss related to the Comprehensive Plan?



Next Steps

June 21

P&Z Workshop (today)

August 22

P&Z Action

Sept. 19

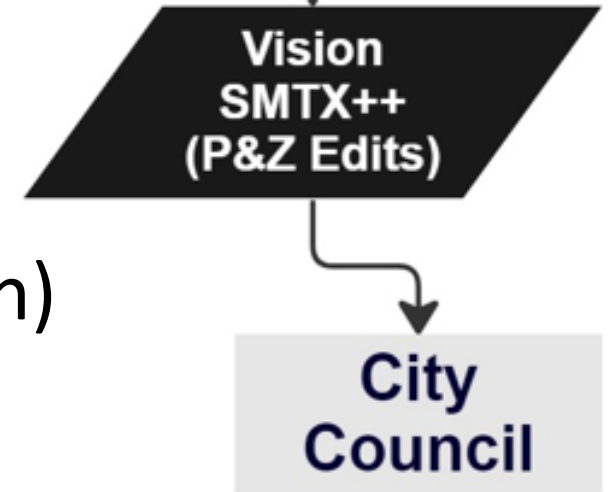
City Council Public Hearing (no action)

October 17

City Council Public Hearing (action)

November 7

City Council Final Consideration & Adoption



Page 69 - Environmental Overlay

| | |
|--|---|
| Environmental Overlay Map graphic here | <p>Environmental Overlay: For the Environmental Overlay, updated portions of the City's Land Use Suitability Map (LUS) were utilized. The input layers included in the LUS were related to:</p> <ul style="list-style-type: none">• The Edwards Aquifer;• Endangered and Threatened Species;• Floodplains;• Priority Watersheds;• Sensitive Feature Protection Cone;• Steep Slopes;• Erosive Soils;• Vegetation;• Water Quality Zone and Buffer Zone; and• The River Corridor Protection Zone |
|--|---|

These inputs were used to recalculate environmentally constrained areas on a scale of 1 to 5 with 1 being the least constrained and 5 being the most constrained. The Environmental Overlay includes all areas scoring a 5 within the City Limits and all areas scoring a 4 or 5 outside the City Limits, but within the Extraterritorial Jurisdiction (ETJ). ~~For scenario planning, a maximum of 50% of areas within the environmental overlay were "developed" with allocations of housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.~~

COMMERCIAL/ EMPLOYMENT LOW – Page 88

To facilitate lower density, more auto-oriented retail, office, and ~~commercial industrial type~~ uses.

Commercial/Employment Low places comprise much of the non-residential areas of San Marcos today. They tend to include a variety of ~~industrial uses, distribution,~~ auto-oriented retail, and dining options, as well as lower intensity, single use and standalone office uses, including civic, medical, and educational. New Commercial/Employment Low Areas should be focused on designated areas along or near highways.

Land Use: Primarily characterized by ~~light to heavy industrial, warehouse and distribution,~~ lower density office, and general commercial; additional uses may include civic, institutional, and hospitality.

Built Form: Typically 1-2 stories with buildings situated further from each other and further from the street than in most place types. Larger format retailers are often paired with strip commercial centers and/or pad development (smaller standalone buildings) located closer to the street, but still auto-oriented and frequently including a drive-through; ~~industrial and distribution uses often include large outdoor storage areas;~~ the typical employment density of these areas is 8-15 jobs per acre.

Mobility: Lower density road network with heavy reliance on frontage roads and internal site circulation, multi-use pathways and sidewalks. Major roadways should include dedicated bike facilities and transit connections.

Amenities: A range of parks, open spaces and trails can make Commercial/Employment Low areas more attractive, but are not essential to make them a highly functioning place.

Page 89

| | | |
|-------------------|---|--|
| Primary Land Uses | Light to Heavy Industrial Warehouse and Distribution | Lower Density Office Lower Density Retail |
|-------------------|---|--|

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COMMERCIAL/ EMPLOYMENT MEDIUM Page 90

To facilitate higher intensity commercial and employment opportunities that are better connected to each other and the surrounding development types. Commercial/Employment Medium places are intended to accommodate better connected and more walkable office, commercial, retail, and hospitality uses. Development tends to be multistory and buildings tend to be organized in close proximity to each other to create small clusters of like uses. These clusters are often organized around a plaza, open space, or parking structure. Parks, trails, open space, and other amenities contribute to the sense of place and provide amenities for employees and visitors, as well as ~~San Marcans residents~~ living nearby.

Land Use: Primarily characterized by medium to higher-scale office and other commercial, as well as civic, educational, and medical campus uses; parks and open spaces should be integrated throughout; may include medium density light industrial-type uses as well.

Built Form: Typically 2-5 story buildings in close proximity to each other; parking is sometimes structured and usually located to the sides or rear of buildings; the typical density of these areas is 20-30 jobs per acre and 6-12 housing units per acre (when applicable). Mobility: Medium density roadway network with sidewalks, dedicated bike facilities, and transit access should be included on the periphery of these areas.

Amenities: A range of parks, plazas, and open spaces should be integrated in Commercial/Employment Medium places, along with civic and cultural uses, public art, and other placemaking elements.

Page 91

| | |
|--------------------------|---|
| Primary Land Uses | <ul style="list-style-type: none"> • Medium to Higher-Scale Office and other Commercial • Public/Institutional (Civic, Educational, etc.) • Medical • Parks and Open Space • Light to Heavy Industrial • Warehouse and Distribution |
| Secondary Land Uses | <ul style="list-style-type: none"> • Supportive Service Commercial • Minimal General Commercial • Medium to Higher Intensity Multifamily • Medium to Higher Intensity Mixed Use • Medium Intensity Light Industrial (maker spaces, such as roasters, brewers, and artisans) • Hospitality |
| Mobility Characteristics | <ul style="list-style-type: none"> • Medium density road network, primarily collector and local streets • Sidewalks and multi-use pathways throughout and connecting to the area • Dedicated bike facilities on higher order streets • Transit connections on collectors and on periphery |
| Desirable Transitions | <ul style="list-style-type: none"> • Neighborhood Medium • Neighborhood High • Mixed Use Low • Mixed Use Medium • Commercial/Employment Medium Low |

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Amendments

1. p. 89. Commercial/Employment Low
See attached
2. p. 91. Commercial/Employment Medium.
See attached
3. P.69 Delete:
For scenario planning, a maximum of 50% of areas within the environmental overlay were “developed” with allocation for housing and jobs. In addition, high level land use and land use intensity were assigned strategically to minimize the amount of land within the overlays necessary to accommodate projected development.
4. P.76. Add 2 paragraphs. (these are from #5 in Direction Needed document)

Existing locations of Neighborhood Low contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood. Riverfronts, creeks, and major roadway frontages are typically underutilized.

To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.

Comprehensive Plan Plus team recommendation regarding splitting **Neighborhood Low** into **Neighborhood Low-New** and **Neighborhood Low-Existing**

Recommendation 1

Move Place Types and graphics back to Comprehensive Plan.

Note: There was not a recommendation to move these to the Appendix. The recommendation was to remove them because this level of detail should be in the Land Development Code instead.

Recommendation 2

On page 19 (small graphics of each place type) change the caption **Neighborhood Low** to **Neighborhood Low-New** and add a graphic for **Neighborhood Low-Existing** – use the one on page 20 for **Neighborhood Low, existing**.

Recommendation 3

On page 20 (Neighborhood Low-New)

1. Delete the “existing” graphic and legend items specific to it.
2. Insert graphic with one similar to conserve/reserve existing, use that legend. (This is to show that these are currently undeveloped areas.)
3. Replace entire upper-right paragraph with
To create a better connected and lively neighborhood, the neighborhood should include a mix of housing options such as detached single-family homes, townhomes, and ADUs. In addition to more dwelling units and housing options, small-scale commercial development in strategic locations serving the neighborhood should be included.
4. Rename the larger graphic “New”
5. Delete paragraph at the bottom.

Recommendation 4

Create new page for Neighborhood Low-Existing

Graphic - Use ONE graphic enlarged since the recommendation is no substantial changes. Use Neighborhood Low graphic from page 20 titled “Existing.” See graphic below.



Text - San Marcos has a variety of existing neighborhoods that contribute to the City’s unique character. There is a strong desire to protect the cultural, historical, and natural identities of these neighborhoods. Infill development should be consistent with existing building forms and appearance. In some areas Area Plans and Neighborhood Character Studies will be conducted to ensure that each existing neighborhood maintains its existing character and follows development and redevelopment patterns desired by the residents. These studies will result in specific guidelines for each neighborhood which are created by the public with technical and professional input from city staff. The DNA of the neighborhoods will be analyzed and recoded back into regulations for each neighborhood. (This is repeated from the page with all text.)

NEIGHBORHOOD LOW-EXISTING

To recognize existing neighborhoods which are primarily single family detached housing,

San Marcos has a variety of existing neighborhoods that contribute to the City's unique character. There is a strong desire to protect the cultural, historical, and natural identities of these neighborhoods. Infill development should be consistent with existing building forms and appearance. In some areas Area Plans and Neighborhood Character Studies will be conducted to ensure that each existing neighborhood maintains its existing character and follows development and redevelopment patterns desired by the residents. These studies will result in specific guidelines for each neighborhood which are created by the public with technical and professional input from city staff. The DNA of the neighborhoods will be analyzed and recoded back into regulations for each neighborhood.

Existing locations of Neighborhood Low-Existing contain primarily low-density, single-family residences with limited additional uses. Community or Institutional uses, such as schools or public services, may be present in the neighborhood.

Land Use: Primarily detached single-family residential, perhaps with ADUs, attached single-family residential, small-scale commercial, and civic/cultural uses.

Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low-Existing areas may have alleys with garages in the rear of housing. The typical density of these areas is 3-7 units per acre.

Mobility: A well-connected network of local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors.

Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities

NEIGHBORHOOD LOW, EXISTING

| | |
|---------------------------------|---|
| Primary Land Uses | <ul style="list-style-type: none"> • Detached Single-Family Residential |
| Secondary Land Uses | <ul style="list-style-type: none"> • Duplexes (present in some neighborhoods) • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks |
| Mobility Characteristics | <ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood |
| Parking | <ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways Also on-street |
| Parks and Open Space | <ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pocket Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces |
| Desirable Transitions | <ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Neighborhood Low-New • Conserve/Reserve |
| Fiscal Considerations | <ul style="list-style-type: none"> • Highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas |

| Overlay Characteristics/Considerations | |
|---|---|
| Historic Resource | <ul style="list-style-type: none"> • Adaptive reuse, additions and new development should be contextually sensitive |
| Environmental | <ul style="list-style-type: none"> • Clustered and Low Impact Development with overall development limited to 50% of land area |
| Cultural Resource | <ul style="list-style-type: none"> • No Development |

NEIGHBORHOOD LOW-NEW

To guide development of new neighborhoods and promote housing types in new areas in ways that create their character.

In order for San Marcos to achieve many of the goals related to high quality environmental assets and open spaces and the desire for a more connected community, Neighborhood Low-New may integrate Secondary Land Uses, multimodal transportation connections, a small degree of commercial development within or nearby, recreational opportunities, and water quality features. Neighborhood Low, New areas include opportunities for greater housing diversity that may include accessory dwelling units, small multiplexes such as a duplex, triplex, and certain attached single-family products that do not represent a significant departure from the scale, bulk and massing of the predominant building forms.

Land Use: Primarily detached single-family residential, attached single-family residential, small-scale commercial, and civic/cultural uses.

Built Form: Generally, 1-2 story development set back from the street with side and back yards. Some Neighborhood Low areas may have alleys with garages in the rear of housing. The typical density of these areas is 3-7 units per acre.

Mobility: A well-connected network of walkable, local streets providing strong linkages within the Place Type and to surrounding areas with transit on key corridors

Amenities: Parks (with integrated stormwater features), trails, public art, and small-scale civic facilities

NEIGHBORHOOD LOW, NEW

| | |
|---------------------------------|---|
| Primary Land Uses | <ul style="list-style-type: none"> • Detached Single-Family Residential |
| Secondary Land Uses | <ul style="list-style-type: none"> • Attached Single-Family Residential and Multiplexes (ex: duplex, triplex) • Townhouses • Condominiums • Accessory Dwelling Units • Small-Scale Commercial • Public/Institutional • Parks |
| Mobility Characteristics | <ul style="list-style-type: none"> • Lower density road network, primarily local streets • Sidewalks and/or multi-use pathways and shared streets • Transit connections typically on larger key corridors in or around neighborhood |
| Parking | <ul style="list-style-type: none"> • Primarily self parked in garages, carports and driveways Also on-street |
| Parks and Open Space | <ul style="list-style-type: none"> • Neighborhood Parks as an organizing element of development • Pocket Parks to provide small-scale recreational opportunities closer to more residents • Trails and Greenways to provide transportation and recreational opportunities connecting to and through the area • Common Open Space with integrated stormwater features, passive recreation amenities, and/or gathering spaces |
| Desirable Transitions | <ul style="list-style-type: none"> • Neighborhood Transition • Neighborhood-Medium • Mixed Use Low • Neighborhood Low-Existing • Conserve/Reserve |
| Fiscal Considerations | <ul style="list-style-type: none"> • Highest cost to serve (per new person) of all Place Types; generates largest increase in new streets to maintain • Greater cost to serve if located far from existing fire stations, outside of Hays County, or outside existing water and sewer service areas |

| Overlay Characteristics/Considerations | |
|---|---|
| Historic Resource | <ul style="list-style-type: none"> • Adaptive reuse, additions and new development should be contextually sensitive |
| Environmental | <ul style="list-style-type: none"> • Clustered and Low Impact Development with overall development limited to 50% of land area |
| Cultural Resource | <ul style="list-style-type: none"> • No Development |